



School Lane, Higher Whitley Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- 1.74 Acre Plot
- Gated Entrance
- Countryside Living
- Freehold Plot
- Development Potential (Subject To Permissions)
- Four Bedrooms
- Period Property
- Motorway Links
- Detached Barn
- Expansive Grounds

DESCRIPTION

Nestled in the heart of idyllic countryside, this detached 1800s period property offers a rare opportunity to acquire a home of historical significance set within a generous 1.74 acre plot. Whether you're looking to extend the current dwelling, add additional structures, or create lush landscaped gardens, this property offers abundant possibilities. Located down a quiet country lane in the highly sought-after location of Higher Whitley, this property benefits from a peaceful and private setting, while still being conveniently accessible to nearby towns and amenities.

This unique home is a true gem for those looking to invest in a piece of history while enjoying the beauty of countryside living and the freedom to shape the property to their vision. Boasting original features throughout, four bedrooms, three reception rooms and a detached 1700's barn, this property combines timeless architectural details with modern development potential, making it perfect for those seeking both tranquillity and opportunity.

THE GARDENS

Set on a vast and desirable plot, this attractive property offers ample outdoor space for gardening, recreation, or even further development, subject to planning permission. Surrounded by picturesque countryside, the property enjoys mature woodlands, lush greenery and ample outdoor space, making it an ideal rural retreat with ample possibilities. Access onto the grounds is granted via a gated entrance with parking for up to nine vehicles.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- 3.05m x 1.99m Entrance Hall
- 6.75m x 3.46m Lounge
- 4.00m x 5.08m Family Room
- 4.57m x 5.78m Dining Room
- 6.78m x 3.57m Kitchen
- 4.00m x 3.44m Kitchen
- 1.15m x 2.04m WC

FIRST FLOOR

- Landing
- 3.92m x 3.14m Bedroom One
- 1.26m x 1.12m Shower Room
- 1.18m x 1.12m WC
- 3.92m x 3.47m Bedroom Two
- 2.73m x 2.76m Bedroom Three
- 3.73m x 3.60m Bedroom Four
- 2.73m x 2.78m Bathroom

SERVICES

- Oil heating
- Mains connected: Electric, Water
- Drainage: Private Septic Tank
- Broadband Availability: Up to 900Mb Fibre (Via BT)

LOCATION

Higher Whitley is a village in Cheshire, England. Together with Lower Whitley, it is a part of the civil parish of Whitley, situated in the unitary authority of Cheshire West and Chester. Key social hubs include the Chetwode Arms, St. Lukes Church and the Village Hall. As well as the Village School and the Birch & Bottle (Chang Noi). The focal point of the village is a medium sized pond known as 'Town Pit', now registered as a village green. The semi-rural location offers an abundance of countryside walk. In close proximity to great transport links including the M56, A49, A559 offering bus routes to fantastic nearby schools such as Lower Whitley Primary School, Stretton St Matthew's Primary School and John Deanes Collage in Northwich.

DISTANCES

- Antrobus Golf Club 0.6 mile
- The Hollies Farm Shop 0.8 mile
- Cransely School 3 miles
- Stockton Heath Village 4 miles
- Warrington Town Centre 5 miles
- Northwich Town Centre 5 miles
- The Grange School 7 miles
- Manchester Airport 15 miles via M56
- Manchester City Centre 22 miles via M56
- Liverpool City Centre 21 miles via M62

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Cheshire West and Chester
Council Band: G
Tenure: Freehold
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price. These items may be available under separate negotiation.



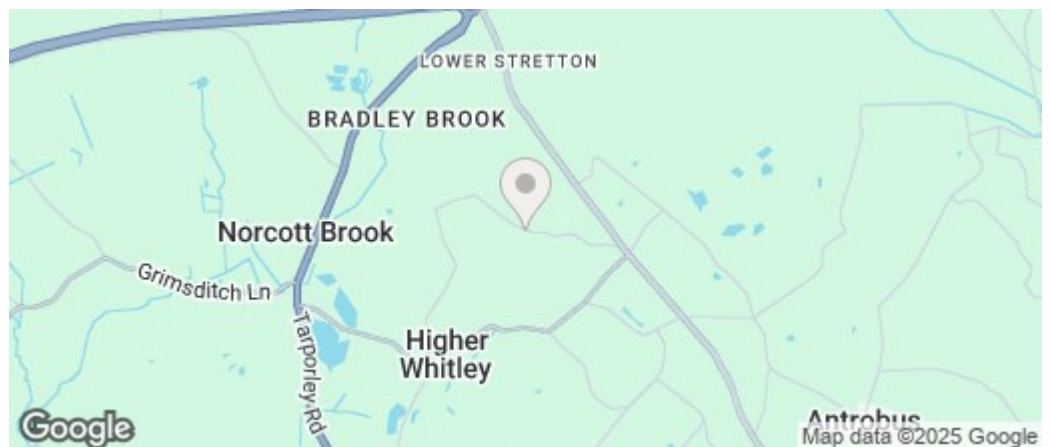






IMPORTANT NOTICE

Mark Antony Estates wishes to inform all prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	27	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

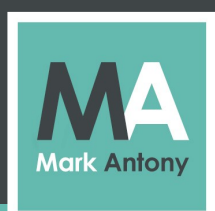
VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.
Please call 01925 267070 to arrange a viewing.

OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages • Survey • Removals • Insurance
- Conveyancing • EPCs



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82 London Road, Stockton Heath, Warrington, Cheshire, WA4 6LE
Sales@MarkAntonyEstates.com
www.MarkAntonyEstates.com
Tel: 01925 267070